

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
1155-268
P. O. Box 6637
Greenville, S. C. 29606-6637

KNOW ALL MEN BY THESE PRESENTS, that ^{JOHN M. DILLARD} JANKERSLEY GERALD R. GLUR

in consideration of Eleven Thousand Eight Hundred Ninety and 69/100 (\$11,890.69) -- Dollars
and assumption of mortgage indebtedness as set forth below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JOSEPH M. DUNCAN and DORIS T. DUNCAN, their heirs and assigns:

ALL that certain piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Plum Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 14 on a plat of POPLAR CIRCLE, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 183, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Plum Drive, at the joint front corner of Lots Nos. 14 and 15, and running thence along said drive, N. 16-00 W., 81.0 feet to an iron pin; thence N. 59-29 E., 122.3 feet to an iron pin; thence S. 30-04 E., 80.0 feet to an iron pin; thence S. 60-07 W., 142.0 feet to the beginning corner.

As a part of the consideration for this deed the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by Rachel E. Banks and Michael J. Banks to Collateral Investment Company, recorded January 28, 1976 in Mortgage Book 1359, page 45, in the original sum of \$15,850.00, which has a present balance due in the sum of \$15,109.31.

14 (500) 222.4-1-53

The within property is the same conveyed to the Grantor by deed of Rachel E. Banks and Michael J. Banks, recorded January 20, 1981 in Deed Book 1114, page 229 in the RMC Office for Greenville County, S.C., and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a further part of the consideration for this deed the Grantor hereby assigns, transfers and setover unto the Grantees all his right, title and interest in and to any escrow deposits maintained by the mortgagee on the above mortgage loan to Collateral Investment Company. (OVER)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 16th day of September 19 81

Signed, sealed and delivered in the presence of
Constance A. McBrink
John M. Dillard

Gerald R. Glur (SEAL)
Gerald R. Glur (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of September 19 81

Constance A. McBrink (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

John M. Dillard

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

UNNECESSARY - GRANTOR UNMARRIED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

5920

4328 RV-2